

KENTUCKY REAL ESTATE APPRAISERS BOARD

TYPE OF MEETING

Regular Meeting

DATE AND LOCATION

April 27, 2012 – 9:00 a.m. – Board Office

PRESIDING OFFICER

Harold Brantley, Chair

ROLL CALL

Present:

Harold Brantley, Chair
Dorsey Hall, Board Member
G. Herbert Pritchett, Board Member
Kathy Mayfield, Board Member

Present Also:

Larry Disney, Executive Director
Angie Thomas, Staff Assistant
James Grawe, Board Counsel
Ravon Radmard, Executive Secretary

Absent:

Sam Blackburn, Vice Chair

Chair, Harold Brantley opened the meeting and welcomed the guest in attendance. Chair, Harold Brantley also recognized Larry Disney on the recognition that he received at the AARO Conference and how well respected Mr. Disney is in this profession.

MINUTES

Motion by Dorsey Hall, second by Kathy Mayfield and the Board approved the March 22, 2012 minutes with amendment made by G. Herbert Pritchett. Roll call – Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

EDUCATION

Motion by G. Herbert Pritchett, second by Kathy Mayfield and the Board voted to approve the following courses for fiscal year 2011-2012. Roll Call - Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

(1) McKissock

- (1) Deriving and Supporting Adjustments – Live Webinar – 3 hours CE
- (2) Intro to Complex Appraisal Assignments – Live Webinar – 5 hours CE
- (3) Residential Report Writing and Case Studies – 15 hours QE virtual classroom

(2) Appraisal Institute

- (1) Appraising the Appraisal: Appraisal Review Residential – 7 hours CE Classroom
- (2) Practical Regression Using Microsoft Excel – 14 hours CE Classroom
- (3) Marketability Studies: The Six-Step Process & Basic Application – 7 hours CE classroom

(3) ASFMRA

- (1) Cost Approach for General Appraisers – 30 hours QE Online

(4) Career WebSchool

- (1) 2012-2013 – National USPAP Course Equivalent – 15 hours QE Internet

(5) Dynasty School

- (1) Real Estate Appraisal – Principles & Procedures – 60 hours QE Internet

(6) Dennis Badger & Associates

- (1) Appraisal Review Essentials – 7 hours CE

CERTIFICATION/LICENSURE

- A. Approval – Appraisers – Motion by Kathy Mayfield, second by G. Herbert Pritchett and the Board voted to approve the following certification list of appraisers. Roll Call - Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

- (1) Daniel P. Carlson – Certified General (GA)
- (2) John W. Cherry, Jr. – Certified General (GA)
- (3) Terry L. Delaney - Associate
- (4) Trent B. Gibson – Associate
- (5) Keenan J. Kenimer – Associate
- (6) Victor H. McConnell – Certified General (TX)
- (7) Charles C. Woodard - Associate

- B. Approval – AMC Companies - Motion by Dorsey Hall, second by Kathy Mayfield and the Board voted to approve the following Appraisal Management Company list. Roll Call - Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes

- (1) IRR Residential, LLC - #64
- (2) Clarity AMC - #65
- (3) AMC Links, LLC - #66
- (4) Appraisals 2 U, LLC - #67
- (5) EPIC Real Estate Solutions, Inc. - #68
- (6) Nationlink Valuations, LLC - #69
- (7) Quality Valuation Services - #70
- (8) Vesta Valuation, LLC - #71
- (9) Bluegrass Appraisal Management, Inc. - #72

- C. AppraiserVendor.com – Aaron H. Vaziri – Motion by Dorsey Hall, second by G. Herbert Pritchett and the Board agreed to accept the application. Roll Call - Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- D. Axis Appraisal Management Solutions – Michael Simmons – Motion by G. Herbert Pritchett, second by Dorsey Hall and the recognized the legal action and no conviction was made on applicant, application was approved. Roll Call - Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes

COMPLAINT

- A. The Board reviewed the Case Flow Summary Chart and the staff reported 26 cases for 2012 have been filed.

B. Investigator Report

- C. Case No. 11-36 – Motion by Herbert Pritchett, second by Dorsey Hall and the Board unanimously agreed to file a formal complaint and set for a hearing. Roll Call - Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- D. Case No. 11-38 – Motion by Dorsey Hall, second by Kathy Mayfield and the Board unanimously agreed to file a formal complaint and set for a hearing. Roll Call - Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- E. Case No. 12-01 – Motion by G. Herbert Pritchett, second by Kathy Mayfield and the Board unanimously agreed to file a formal complaint and set for a hearing. Roll Call - Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- F. Case No. 11-26 – Austen Rawlings – Motion by Dorsey Hall, second by Kathy Mayfield and the Board unanimously accepted the following agreed order. Roll Call - Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (a) **Rawlings** shall complete a 15 hour Residential Report Writing course with successful completion of the examination and a 15 hour National USPAP Course with successful completion of the examination. Said 30 hours of education shall be in addition to the regular continuing education requirement of 201 KAR 30:050 Section 7. The course work required herein shall be completed by June 30, 2012.
 - (b) **Rawlings** shall be fined the sum of \$300.00 with total amount due with the signed agreed order.
 - (c) **Rawlings** agrees that the Board shall not renew his certification for the 2012 renewal cycle July 1, 2012 until he has completed the requirements of the terms set out in paragraphs (a) and (b) of this order.
- G. Case No. 11-28 – Bruce Vance - Motion by G. Herbert Pritchett, second by Kathy Mayfield and the Board unanimously accepted the following agreed order. Roll Call - Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (a) **Vance** shall complete a 7 hour Residential Report Writing course and a 15 hour National USPAP Course with successful completion of the examination. Said 22 hours of education shall be in addition to the regular continuing education requirement of 201 KAR 30:050 Section 7. The course work required herein shall be completed by June 30, 2012.

- (b) **Vance** shall be fined the sum of \$300.00 with total amount due with the signed agreed order.
- (c) **Vance** agrees that the Board shall not renew his certification for the 2012 renewal cycle July 1, 2012 until he has completed the requirements of the terms set out in paragraphs (a) and (b) of this order.

H. Case No. 11-21 – Ty Clark - Motion by Dorsey Hall, second by Kathy Mayfield and the Board unanimously accepted the following agreed order. Roll Call - Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes

- (a) **Clark** shall complete a 7 hour course in Market Analysis Qualitative and Quantity Adjustments. Said 7 hours of education shall be in addition to the regular continuing education requirement of 201 KAR 30:050 Section 7. The course work required herein shall be completed by June 30, 2012.
- (b) **Clark** shall be fined the sum of \$750.00 with total amount due with the signed agreed order.
- (c) **Clark** agrees that the Board shall not renew his certification for the 2012 renewal cycle July 1, 2012 until he has completed the requirements of the terms set out in paragraphs (a) and (b) of this order.

I. Matt Miniard – Motion by Dorsey Hall, second by Kathy Mayfield and the Board unanimously agreed that Matt Miniard has met all requirements as requested in Final Order and agrees to lift suspension as of April 27, 2012. Letter submitted to Mr. Miniard by James Grawe, Board Counsel will stand. Roll Call - Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes

J. Case No. 11-13 – Motion by G. Herbert Pritchett, second by Kathy Mayfield and the Board unanimously approved to file a formal complaint and initiate hearing process. Roll Call - Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes

K. Case Nos. 10-42 and 11-24 - Motion by Kathy Mayfield, second by G. Herbert Pritchett and the Board unanimously approved to file a formal complaint and initiate hearing process. Roll Call - Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes

L. Motion by Dorsey Hall, second by G. Herbert Pritchett and the Board unanimously agreed authorize Larry Disney to research the other supplemental avenue for Personal Service Contract Services. Roll Call - Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes

M. Motion by G. Herbert Pritchett, second by Dorsey Hall and the Board unanimously agreed to increase bid for PSC for investigator from \$50,000 for a two year bid to

\$150,000 for a two year bid. Roll Call - Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes

MISCELLANEOUS

The Board reviewed the following information

- A. Budget ending March 2012
- B. Lexington Evaluations – The Board reviewed and acknowledged the good reviews.
- C. Email from alamode.inc.
- D. Florence Evaluations - The Board reviewed and acknowledged the good reviews.
- E. Request of Herbert Pritchett office from an AMC
- F. Supervisor/Associate Evaluations - The Board reviewed and acknowledged the good reviews.
- G. May Board Meeting – May 25, 2012 – 9:00 a.m. Board Office
- H. Board Retreat – May 4, 2012 at Kentucky Dam Village from 9:00 – 4:00 CST
- I. Jim Grawe was advised to proceed with and continue to do legal analysis on AMC's & when time is right to file injunction action against the AMC.
- J. Motion by Dorsey Hall, second by G. Herbert Pritchett and the Board agreed to send cease and desist letters to AMC's not registered with the State. Roll Call - Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes

Motion by Kathy Mayfield, second by G. Herbert Pritchett and the Board agreed to adjourn the meeting.


Chair


Staff Assistant